



City of Albuquerque

Legislative File Number O-06-8 (version 5)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

F/S Defining Affordable Housing Opportunities for Albuquerque's Working Families; Directing an On-Going Five Year Strategic Workforce Housing Plan and Needs Assessment; Providing Funding in the City Capital Improvement Program and General Obligation Bond Program; Creating a Workforce Housing Trust Fund (O'Malley, Benton)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

DEFINING AFFORDABLE HOUSING OPPORTUNITIES FOR ALBUQUERQUE'S WORKING FAMILIES; DIRECTING AN ON-GOING FIVE YEAR STRATEGIC WORKFORCE HOUSING PLAN AND NEEDS ASSESSMENT; REQUIRING PROGRAM ELEMENTS; PROVIDING FUNDING IN THE CITY CAPITAL IMPROVEMENT PROGRAM AND GENERAL OBLIGATION BOND PROGRAM; CREATING A WORKFORCE HOUSING TRUST FUND; ASSURING THAT RESOURCES ARE DIRECTED TO FAMILIES ACCORDING TO INCOME AND NEED; PROVIDING FOR A PACKAGE OF INCENTIVES TO SUPPORT THE EFFICIENT AND COST EFFECTIVE PRODUCTION OF WORKFORCE HOUSING; REQUIRING NOTIFICATION OF RESIDENTS IN LAND USE ACTIONS THAT MAY RESULT IN DISPLACEMENT; ~~REQUIRING THE REPLACEMENT OF AFFORDABLE HOUSING LOST TO NUISANCE ABATEMENT DEMOLITION ACTIONS, AND REQUIRING THE REHABILITATION OF AFFORDABLE HOUSING BOARDED-UP THROUGH NUISANCE ABATEMENT ACTIONS;~~ REQUIRING WORKFORCE HOUSING RECOMMENDATION BE INCLUDED AS AN ELEMENT IN CITY PLANS AND INCORPORATED INTO THE PLANNED GROWTH

STRATEGY IMPLEMENTATION.

~~Defining Affordable Housing Opportunities for Albuquerque's Working Families;~~
~~Directing an On-going Five Year Strategic Workforce Housing Plan and Needs~~
~~Assessment; Requiring Program Elements; Providing Funding In the City~~
~~Capital Improvement Program and General Obligation Bond Program; Creating a~~
~~Workforce Housing Trust Fund; Assuring that Resources are Directed to~~
~~Families According to Income and Need; Providing for a Package of Incentives~~
~~to Support the Efficient and Cost Effective Production of Workforce Housing;~~
~~Requiring Notification of Residents in Land Use Actions that May Result in~~
~~Displacement; Requiring the Replacement of Affordable Housing Lost to~~
~~Nuisance Abatement Demolition Actions, and Requiring the Rehabilitation of~~
~~Affordable Housing Boarded-Up through Nuisance Abatement Actions;~~
~~Requiring Workforce Housing Be Included as an Element in City Plans and~~
~~Incorporated into the Planned Growth Strategy Implementation.~~

Section 1. Findings.

- ~~—(A) The Albuquerque/Bernalillo County Comprehensive Plan's~~
~~—goal is to increase the supply of affordable housing and ameliorate the~~
~~—problems of homelessness and displacement; and~~
- ~~—(B) The City's Five Year Consolidated Plan 2003 to 2007 shows that~~
~~—33% of all households in Albuquerque have some housing affordability~~
~~—problem and nearly 80% of households whose income is under 50%~~
~~—of median income are rent burdened or living in overcrowded~~
~~—conditions; and~~
- ~~—(C) Through a combination of forces including rapidly rising~~
~~—land prices, slow wage growth, declining real wages and increasing~~
~~construction—~~
~~—costs we find that hard working families, after paying the rent, are having~~
~~difficulty~~
~~—paying for the necessities of life; and~~

~~—(D) There are an estimated 3,000 homeless individuals in Albuquerque whose path~~
~~—to independent living depends upon permanent, affordable housing; and~~
~~—(E) The City of Albuquerque adopted R-05-255 calling for an~~
~~—update and review of City affordable housing policy, interviews with~~
~~—Stakeholders, analysis of best practices in other cities and~~
~~—consideration of innovative approaches to addressing Albuquerque's~~
~~—affordable housing needs; and~~
~~—(F) Working families having safe, decent and affordably~~
~~—priced housing in stable neighborhoods is advantageous for personal~~
~~—success in school and work and is therefore a prerequisite for the~~
~~—economic success of our community.~~
~~—(G) Albuquerque can look to other regional western cities for~~
~~—models of innovative and successful approaches to producing~~
~~—affordable housing to meet the needs of its working families; and~~
~~—(H) An increase in commitment to Workforce Housing will~~
~~—allow affordable housing providers including the City to leverage additional~~
~~funding~~
~~—from foundations, financial intermediaries and other community resources;~~
~~and~~
~~—(I) Meeting the housing needs of working families through well designed,~~
~~quality~~
~~—built housing and apartments leads to stable, mixed income, diverse~~
~~neighborhoods and~~
~~—adds to the economic vitality of the community.~~

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE: ~~—Be It Ordained by the Council, the Governing Body of the City of Albuquerque.~~

Section **12**. SHORT TITLE. This Ordinance may be cited as the Workforce Housing

— Opportunity Act (the “Act”).

Section 2. FINDINGS.

(A) The Albuquerque/Bernalillo County Comprehensive Plan's goal is to increase the supply of affordable housing and ameliorate the problems of homelessness and displacement; and

(B) The City's Five Year Consolidated Plan 2003 to 2007 shows that 33% of all households in Albuquerque have some housing affordability problem and nearly 80% of households whose income is under 50% of median income are rent burdened or living in overcrowded conditions; and

(C) Through a combination of forces including rapidly rising land prices, slow wage growth, declining real wages, increasing utility costs and increasing construction costs we find that hard working families, after paying the rent, are having difficulty paying for the necessities of life; and

(D) There are an estimated 3,000 homeless individuals in Albuquerque whose path to independent living depends upon permanent, affordable housing; and

(E) The City of Albuquerque adopted R-05-255 calling for an update and review of City affordable housing policy, interviews with Stakeholders, analysis of best practices in other cities and consideration of innovative approaches to addressing Albuquerque's affordable housing needs; and

(F) Working families having safe, decent and affordably priced housing in stable neighborhoods is advantageous for personal success in school and work and is therefore a prerequisite for the economic success of our community; and

(G) Albuquerque can look to other regional western cities for models of innovative and successful approaches to producing affordable housing to meet the needs of its working families; and

(H) An increase in commitment to Workforce Housing will allow affordable housing providers including the City to leverage additional funding from foundations, financial intermediaries and other community resources; and

(I) Meeting the housing needs of working families through well designed, quality built housing and apartments leads to stable, mixed income, diverse neighborhoods and adds to the economic vitality of the community.

____Section 3. DEFINITIONS.

____(A)____*Workforce Housing*. Dwelling units serving residents and their families whose

_____aanualized income is at or below 80% of the Area Median Income for

_____Albuquerque (AMI) as adjusted for household size and determined by the U.S.

_____Department of Housing and Urban Development, and whose monthly housing

_____payment does not exceed 30% of the household's ~~gross monthly income under city~~

_____eligibility standardsimputed income limit applicable to such unit or ~~33%~~ 35% under special conditions to be defined in the

_____WWorkforce Housing Plan. Dwelling unit is used in this Act as defined

in the Comprehensive City Zoning Code.

(B) A *Workforce Housing Project* or a *Workforce Housing Subdivision* is the entire development in which at least 30% of the dwelling units meet the definition

of Workforce Housing.

(B) (C) *Workforce Housing meeting the requirements of the Workforce Housing*

(B) Opportunity Act are Workforce Housing Projects and Subdivisions that recieve

(B) funds and/or land from the Workforce Housing Trust Fund ~~or other~~

(B) ~~funding sources or other incentives included in the Workforce~~

~~Housing Plan~~ as the

~~result of meeting eligibility criteria pursuant to that Plan.~~

-

Section 4. CREATION AND ADMINISTRATION OF THE WORKFORCE HOUSING TRUST FUND (TRUST FUND)~~Creation and Administration of the Workforce Housing Trust~~

~~Fund (Trust Fund).~~

(A) ~~The Mayor is authorized and directed to set aside at least eight percent~~

~~(8%) of the biannual General Obligation Bond Capital Improvement Program, up to a maximum of \$10,000,000 per two-year cycle, to be directed to the Trust Fund for the purpose of providing Workforce~~

~~Housing. There shall be This set aside shall be presented as a separate bond question for the 2007 CIP and subsequent CIP bond programs which solely addresses permanently affordable housing. If this question is turned down by the voters no CIP funds from that election shall be spent on Workforce Housing. The set aside shall not be included in any bond cycle that begins six years after the enactment date of this ordinance unless extended by the Council.~~

All interest earnings of funds in the Trust Fund shall be re-appropriated

~~to the Trust Fund. No funds in the Trust Fund can be appropriated or used for any~~

~~other purpose than as described in the Workforce Housing Opportunity Act.~~

(B) ~~The Mayor is authorized and directed to seek additional funds from other sources~~

~~including but not limited to foundations, banks, other governmental and quasi-~~

~~governmental entities and financial intermediaries so as to leverage City funds in~~

~~—order to expand the program.~~

~~(C)(2)(B).~~—The Fund income and interest earnings shall be appropriated for the purposes set

— forth in this Act after recommendation by the Mayor and approval of the Council.

~~—(D)(C)~~ —Programming and Selection. The projects funded by the Trust Fund shall be

— selected and programmed as provided below:

(1) The Affordable Housing Committee (the “Committee”). The Affordable Housing Committee shall serve as the advisory committee

(4) — to develop the Workforce Housing Plan and Needs Assessment and shall

(4) — conduct an annual review of Plan progress.

(1) *Workforce Housing Plan and Needs Assessment.* The Committee, with

(4) — the staff support of the Department of Family and Community Services ~~Department~~ (the

(4) — Department) or its successor and technical support from representatives of

(4) — the Office of Economic Development and the Planning Department, shall

(4) — develop a Five Year Workforce Housing Plan (the Plan), which shall be

(4) — updated every five years. The Plan shall be based on a thorough needs

(4) — assessment conducted by the Department showing the housing conditions

(4) — of families at and below 80% of median income broken out by community

(4) — planning areas, income classification, special needs, seniors,

homeless and

~~(4)~~ addressing the displacement of low income families. The Plan shall

~~(4)~~ identify the change in the City of Albuquerque of the number of market

~~(4)~~ rate, affordable and non-affordable and ~~affordable~~ housing units, by income category and tenure, over the

~~(4)~~ previous five years. The Plan shall include all resources available to

~~(4)~~ address affordable housing needs including, but not limited to, CDBG,

~~(4)~~ HOME, other grants, the City General Fund, Enterprise Funds, other ~~C~~City

~~(4)~~ Housing Funds, State of New Mexico, and Low Income Housing ~~T~~Iax

~~(4)~~ Credits, five year goals and objectives and one year objectives,

~~(4)~~ recommended strategies for implementation and standards for ~~m~~monitoring

~~(4)~~ and evaluation of completed projects. The Plan shall include a matrix

~~(4)~~ showing the annual and five year housing production goals and objectives

~~(4)~~ and organizations committed to its production. The Plan shall address

~~(4)~~ expansion of the capacity of the non-profit housing development

~~(4)~~ organizations and identify resources necessary to carry out needed

~~(4)~~ expansion. The Plan shall identify, based on housing market data

(4) — standards, City neighborhoods as ~~“Stable”~~, ~~“Disinvesting”~~,
or

~~(4) — “Gentrifying”~~ and shall make it clear that different housing
~~(4) — and~~ housing and ~~a~~ affordable housing strategies are being
pursued within the different

~~(4) —~~ categories of neighborhoods. The Committee shall hold at
least three

~~(4) —~~ public hearings on the draft plan prior to making
recommendations to ~~the~~

~~(4) —~~ Mayor and the Council. The Plan shall serve

~~(4) —~~ as the housing component of the Consolidated Plan after
review and

~~(4) —~~ comment by the Albuquerque Citizen Team. ~~The final draft~~
Plan

~~(4) —~~ shall be conveyed by the Mayor to the Council by a resolution
within 12

~~(4) —~~ months of the enactment of this Ordinance and shall be
adopted by the

~~(4) —~~ Council with or without amendments. The Plan shall be
reviewed and

~~(4) —~~ progress ~~e~~evaluated annually by the Committee and a report
sent to the

~~(2) —~~ Council.

(1) ~~(3) —~~ *Priorities and Uses of Funds*. At least fifty ~~(50)~~ percent of
the available funds

~~(4) —~~ in any five year program shall be used for land acquisition for
Workforce

Housing Projects and Subdivisions in areas designated as Metropolitan
Redevelopment Areas, Centers and Corridors and land zoned for mixed
use development under the yet to be approved zones called for in the

adopted Planned Growth Strategy (Planned Village Development, Transit Oriented Development Centers and Corridors, Commercial Center, Campus, Infill Development, and Conservation Subdivision). Up to fifty ~~(50)~~ percent of the available funds in any five year program may be used for zero to low interest or, in certain cases, ~~forgivable loans~~ loans that may be forgivable that meet the

- requirements of the Workforce Housing Opportunity Act and fall within the geographic areas described above. At least 25% of the funds shall be used for scattered site, single-family housing purchase, rehab, lease-to-own and resale of existing housing stock. The priorities for use of all funds shall be determined by ~~r~~reference to the Program Elements as shown in Section ~~5~~4 but in all cases the following requirements shall be met.

a) Resources shall be allocated according to need in any five year program with at least 50% of all resources benefiting families at or below 50% of AMI and at least

~~a)~~ 30% of all resources benefiting families at or below 30% AMI.

~~a)~~ ~~Forgivable loans~~ Loans that may be forgivable may be considered for use only in projects benefiting

~~a)~~ families whose income is at or below 30% AMI.

a) Not more than 20% of resources shall be used for project related soft

~~b)~~ development costs as defined by the Plan.

a) Projects shall be sponsored by City approved, locally based, non-profit

~~a)~~ housing development organizations. It is recognized that non-profits

~~a)~~ will partner with for-profit builders and developers to accomplish—

~~a)~~ Workforce Housing projects. ~~The rationale for~~

requiring non-profit

a) sponsorship is to expand capacity of community-based organizations ~~that~~

a) that have a long term interest in serving working families with

a) affordable housing. Sponsorship shall be demonstrated by substantial

a) involvement of the non-profit in the project as indicated by at least

a) 20% of development fee going to the non-profit and a long term

a) management and ownership role if rental housing.

Criteria for

e) approval of non-profits and sponsorship shall be included in the Workforce Housing Plan.—

a) d) Projects receiving funding or land under the Workforce Housing

a) Opportunity Act shall leverage non-City funds by at least a 4:1 ratio

(non-City to City resources). The Plan may make exception to this

ratio for certain hard to develop projects to be defined. Federal and

State funds flowing through the City are not considered City funds for

purposes of this requirement.

(4) *Project Priorities.* The Committee shall develop a policy-based ranking

system so that proposed projects can be prioritized. The system of ranking

shall be included in the Workforce Housing Plan. Priority shall be given to

financially sound proposals that rank the highest according to the priorities

based on guidelines found in the Program Elements. Priority with respect to newly constructed projects shall also be given to proposals that demonstrate a commitment to energy efficiency and utility conservation. The Committee can

establish minimum standards below which a project will not be approved.

The Department shall issue a standing request for proposals so that developers have adequate time to secure land and formulate proposals for

City consideration.

Section 5. PROGRAM ELEMENTS. —The following elements, among others, shall be

used to develop a priority setting and project ranking system for development under the

Act.—

(A) — *Neighborhood Conditions*. — Workforce Housing should be

(A) — designed, located and integrated into the community so as to

(A) — serve to stabilize that neighborhood, with the long term goal of creating

(A) — “Stable” neighborhoods, not “Disinvesting” or “

(A) — Gentrifying” ones. Thus, in a disinvesting neighborhood, the goal is to

(A) — increase housing and other investment, enhance the neighborhood image, upgrade

(A) — the existing housing inventory, encourage higher income families and serve as a

(A)—— catalyst for additional investment. In a neighborhood with increasing

(A)——housing prices the goal is to preserve a mixed income environment and avoid the _

(A)——d-dislocation of low income residents by creating a reserve of permanent workforce

(A)—— housing protected from price increases and danger of converting to market rate

(A)—— housing, allowing renters to own their housing, and otherwise financially insulating

(A)—— low income residents from financial burdens of gentrification while accruing its

(A)—— benefits.

(A)——*Design and Location Criteria*÷ _ Access to public transportation; jobs and housing

(A)—— balance; pedestrian access to shopping, schools and recreation; retail in close

(A)—— proximity to residential; energy efficient construction; water conservation;

(A)—— _ Universal Design Standards, quality design and construction all enhance the value

(A)—— of Workforce Housing and, as required, the design standards in the approved

(B)—— zones called for in the adopted Planned Growth Strategy.

(A) (C) *Preservation*. Mechanisms are available for preserving existing and new

(A)—— Workforce Housing. Neighborhoods with rising land values will most benefit

(A)—— from tools that work for permanent affordability while shorter term mechanisms term

(A) _____ mechanisms will achieve goals of attracting investment into neighborhoods that
(A) _____ are experiencing declining land values. All rental housing shall be permanently
(A) _____ affordable. All ownership housing shall remain affordable for a minimum of fifty
(A) _____ years shall remain permanently affordable through restrictions imposed on resale. Rental properties shall enter into a monitoring agreement with the City or
(A) _____ other entity as approved by the City to provide an annual audit of compliance with
(A) _____ affordability requirements. Income eligible families will not be evicted from their
(A) _____ rental dwelling unit if over time their income increases above the eligible level. However,
(A) _____ provision should be made to relocate the family within a mixed income Workforce
(A) _____ Housing project to a market rate dwelling or adjust their rents appropriately if their
_____ income warrants such a change. No funds from sources other than the biannual General Obligation Bond Capital Improvement
Program or interest earnings of such funds shall be considered as part of the Trust Fund nor shall such funds from other sources be subject to the requirement for permanent affordability. Projects funded in part from the Trust Fund and in part from other sources shall be subject to the requirement of permanent affordability.

(D) *Link to Growth Management Plan.* In developing and adopting the Plan, there should be consistency with and support for the City's growth management plan as defined by the Planned Growth Strategy. This requirement for consistency and support is not intended to mandate the development of

workforce housing, specific distribution or locations for Workforce Housing but may be a factor in such decisions. By prioritizing locations for Workforce

~~— Housing to support infill, redevelopment and neighborhoods that require~~

~~— remediation of infrastructure deficiencies the Workforce Housing Plan should~~

~~— support the City growth management plan as defined by the Planned Growth~~

~~— Strategy. Thus, Centers and Corridors as approved in the Albuquerque~~

~~— Bernalillo County Comprehensive Plan, Metropolitan Redevelopment Areas and~~

~~— development in approved mixed-use zones called for in the adopted Planned~~

~~— Growth Strategy (Planned Village Development, Transit Oriented Development~~

~~— Centers and Corridors, Commercial Center, Campus, Infill Development, and~~

~~— Conservation Subdivision) provide location sensitive opportunities for~~

~~— development of Workforce Housing. Additional criteria such as low enrollment~~

~~— schools shall be considered in developing a priority ranking system. The Planned~~

~~— Growth Strategy Land Use Assumptions shall be expanded to include targets for the~~

~~— inclusion of affordable housing, according to the income categories contained in~~

~~— this Act, within the PGS subareas. PGS growth management implementation~~

~~— techniques shall include provisions for affordable housing.~~

~~— Section 6. Development Incentives. Workforce Housing, if it meets the requirements~~

~~_____ of this Act and the implementing rules and regulations, is eligible for the following~~

~~_____ development incentives:~~

~~Zoning~~

~~_____ (1) Density Bonus. Workforce Housing is eligible for a density bonus under~~

~~_____ the Family Housing Development provisions of the Comprehensive City~~

~~_____ Zoning Code.~~

~~(2) Permissive Uses. Workforce Housing Projects and Subdivisions approved~~

~~under this Act shall be permissive uses in all commercial, industrial and manufacturing zones This provision of the Act will not take effect until the appropriate hearings and recommendations are made by the Environmental Planning Commission and Planning Department.~~

~~_____ (B) Fee Rebates.~~

~~Workforce Housing shall receive waivers of design review fees, the utility expansion charge (based on approval of the Albuquerque Bernalillo County~~

~~_____ Water Authority) and building permit fees.~~

~~Workforce Housing meeting the requirements of this Act shall receive full (100%) impact fee waivers consistent with the provisions of Bill No. R/S R-04-159 and subsequent legislation.~~

~~Fast Track Development Review. The City Engineer's Office, the Municipal Development Department and the Planning Department shall develop systems for tracking and expediting the city's review and approval of subdivisions, building permits and other approval processes for Workforce Housing.~~

~~(C) _____ Ombudsman Program.~~

~~_____ An advocate for Workforce Housing shall be appointed by the~~

~~Mayor to~~

~~facilitate the implementation of the Workforce Housing Opportunity Act as it relates to the incentives listed in Section 6. In addition, the Ombudsman shall provide a point of contact, shall endeavor to streamline processes and facilitate improvements to the regulatory process to reduce time and expense for Workforce Housing and will serve as a resource on Workforce Housing for appropriate housing elements in new plans and revisions to existing plans.~~

~~.~~

~~—Section 67. **NOTIFICATION OF TENANTS** Notification of Tenants. In all City land use actions that will result in the~~

~~——d^displacement of tenants, subject to federal and state law as appropriate, the applicant is~~

~~—— required to notify the residents affected by first class mail at least two weeks prior to the~~

~~—— public hearing on the action. If names of tenants impacted by displacement cannot be~~

~~—— readily obtained in a City directory then applicant may address tenants as “Resident” in~~

~~—— required notifications.~~

~~——Section 7 8. **WORKFORCE HOUSING REQUIRED ELEMENT IN PLANS** Workforce Housing Required Element in Plans. All Plans which address~~

~~—— an area that does or may include housing (e.g. Metropolitan Redevelopment Plans,~~

~~—— Neighborhood Sector Plans, Area Plans, Corridor Plans) shall include a section~~

~~—— a^addressing the need for Workforce Housing and the means by which that need will be~~

~~—— addressed in the plan area and in accordance with the Five Year Workforce Housing Plan.~~

~~—— This Section is applicable to plans adopted after the effective date of this Act and to~~

~~—— existing plans that undergo a significant revision after the effective date of this Act, as~~

~~—— determined by the Planning Department, or its successor.~~

-

~~——~~ **S**Section **789**. **Rules** **RULES AND REGULATIONS** **and Regulations.**

The Department of Family and Community Services

~~—— (DFCS)~~ or its successor, or another city department as designated by the Mayor, shall

~~——~~ establish rules and regulations to provide for implementation of this Act. The Mayor, shall

~~——~~ publish a draft of the rules and regulations for public comment within **120** ~~60~~ days of the

~~——~~ adoption of the Workforce Housing Plan.

-

~~——~~ **Section 8910. SEVERABILITY. If any section, paragraph, sentence, clause, word or phrase of the Workforce Housing Opportunity Act is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.** The Council further declares that certain provisions of this ordinance, specifically the provisions related to zero to low interest loans that may be forgivable, may violate Article 9, Section 14 of the New Mexico Constitution and that an election will be held in November of 2006 on a constitutional amendment to change that section. It is the Council's intention that any provision herein determined to violate Article 9, Section 14 of the New Mexico Constitution as of the date of adoption of this Ordinance shall become

effective, to the extent applicable, upon adoption and implementation of the proposed constitutional amendment.

~~If any section, paragraph, clause or provision of the~~
~~Workforce Housing Opportunity Act Ordinance shall for any reason be~~
~~held to be invalid~~

~~or unenforceable, the invalidity or unenforceability of that section,~~
~~paragraph, clause or~~

~~provision shall not affect any of the remaining provisions of the Act.~~

~~Section 9101. COMPILATION Compilation.~~ This ordinance shall be
incorporated in and compiled as

~~part of the Revised Ordinances of Albuquerque, New Mexico 1994.~~

~~Section 1013. EFFECTIVE DATE Effective Date.~~ This ordinance shall
take effect five days after

~~publication by title and general summary.~~

~~X:\SHARE\Legislation\Seventeen\O-8fs3final.doc~~~~X:\SHARE\Legislation~~
~~Amendments\so-06-8amend(3).btt.doc~~~~X:\SHARE\Legislation\Amendments\so-~~
~~06-8amend(2).btt.doc~~